### **Table of Contents**

Name: 2015 North Avenue - Conditional Use/Day Care Center File\_1988-0056 A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents e specific to certain files, not found on the standard list. For this reason, a checklist has been provided. n Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick n guide for the contents of each file. ŧ Files denoted with (\*\*) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc. **Table of Contents Review Sheet Summary** Application from Review Sheets Receipts for fees paid for anything \*Submittal checklist \*General project report Reduced copy of final plans or drawings Reduction of assessor's map. X Evidence of title, deeds, easements X X \*Mailing list to adjacent property owners Public notice cards Record of certified mail X Legal description Appraisal of raw land Reduction of any maps - final copy \*Final reports for drainage and soils (geotechnical reports) Other bound or non-bound reports Traffic studies X X \*Petitioner's response to comments \*Staff Reports \*Planning Commission staff report and exhibits \*City Council staff report and exhibits \*Summary sheet of final conditions \*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date) DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE: X X Action Sheet X Review Sheets X Development Summary X X Review Sheet Summary Development Application - 12/5/88 Public Notice of Posting - 12/29/88 X Planning Commission Minutes - \*\* - 1/10/89 X Ordinance No. 1704 - \*\* Request for Treasurer's Certificate of Taxes Due - 12/1/88 Development Summary - 1/13/89 X Site Plan Handwritten Notes to file

#### IMPACT STATEMENT/PROJECT NARRATIVE

- 1. **Project Description:** The property is a single family residence at 2015 North 9th Street, Grand Junction, Colorado. It is centrally located and easily accessed from anywhere in the valley. This home has 2,486 square feet on the main level and a 768 square foot basement. The site is .49 acres in size and is completely landscaped with grass and numerous trees. The majority of the landscaped area has an underground sprinkler system utilizing domestic water. A four foot chain link fence provides a large enclosed yard which is ideal for a playground. Hilltop Rehabilitation Hospital proposes to utilize the residence at 2015 North 9th Street as a site for its Language Enrichment Preschool on a conditional use basis. The preschool will run 5 days a week from 8 a.m. to 5 p.m. No weekend or evening utilization of the facility is anticipated. The children are seen in the current preschool program in two classrooms. Since the children attend on a Monday - Wednesday -Friday, Tuesday - Thursday staggered schedule, it is projected that no more than 25 children are expected to be in class at any given time. This factor, coupled with wide street - low traffic utilization, and the proximity of Tope Elementary, appears to make the location an excellent site for a preschool. By state regulation no child will be outside of the fenced area unless with adult supervision at all times.
- 2. **Project Location:** 2015 North 9th Street.
- 3. **Project Timing:** Optimally, Hilltop will begin holding preschool classes at the North 9th Street location by February 1, 1989. No program phasing is required.
- 4. **Area Impacted:** The 2015 North 9th Street location is residential on a wide street (9th) with low traffic utilization and located 1 1/2 blocks away (the Tope School playground is only 1/2 block distant).
- 5. **Proposal Compatibility:** Because of the proximity of Tope Elementary School, the projected utilization of 2015 North 9th Street is expected to be compatible with what already is a common environment for residents in the surrounding area. The impact of the preschool on the neighborhood will not differ in kind from the impact created by nearby Tope Elementary School, nor is the effect of the addition of the relatively few preschool children expected to intensify that impact appreciably.
- 6. Services To Be Provided: Currently, Hilltop runs comprehensive preschool services for 18 months to 6 year old youngsters. The program includes both indoor and outdoor activities (supervised), with a staff/child ratio of 1 to 5. Hilltop has run the program successfully since 1972; classes are orderly and conducive to maximum learning. The program is popular in the community and sought after by parents of children in this age group.
- 7. Special Considerations: Off-alley parking space behind the 2015 North 9th Street location spans eight full parking spaces... sufficient for the preschool staff (which needs four spaces); It is anticipated that pick-up and delivery of the children will take place in front of the building on 9th Street. The overwide street (60 ft... wider than most residential streets and actually as wide as Orchard & Walnut Avenues) will easily accommodate program traffic ingress and egress. Again, this is no different than the kind of traffic associated with near-by Tope School.
- 8. **Project Compatibility With Conditional Use Criteria:** All conditionals use criteria appear to be met by this proposal.

Jerrilane Mae Epeneter Kenneth E. & B. L. Knapp Vera S. Mahaffey c/o Edward M. Rowland 2035 North 9th Street 2029 North 9th Street 2030 North 8th Street Grand Junction, CO 81501 Grand Junction, CO 81501 Grand Junction, CO 81501 Marsha Jefferson Irene Katzer Ray F. & Joan M. Milholland 2020 North 8th Street 2025 North 9th Street 2016 North 8th Street Grand Junction, CO 81501 Grand Junction, CO 81501 Grand Junction, CO 81501 Robert E. & C. M. Kelsey Robert G. & Joan Lucas Marvel S. Becker 2000 North 8th Street 2010 North 8th Street 1940 North 8th Street Grand Junction, CO 81501 Grand Junction, CO 81501 Grand Junction, CO 81501 Thomas W. & E. C. Holmes Robert T. & Elizabeth L. Mantlo Amanda D. Bailey 1931 North 9th Street 1932 North 8th Street 123 Hillcrest Manor Grand Junction, CO 81501 Grand Junction, CO 81501 Grand Junction, CO 81501 Jennifer A. Kanaly Mark C. Thomason Russell K. Holmberg 1925 North 9th Street Shawn M. Miracle Anna Mae Lorentzen Grand Junction, CO 81501 826 Orchard Avenue 1945 North 9th Street Grand Junction, CO 81501 Grand Junction, CO 81501 Roy Scott Homer D. & M. Veatch M. R. & D. L. Dershem Jr. Trustee for Maeth E. Scott 2004 North 9th Street 1936 North 9th Street 3105 Stanford Avenue Grand Junction, CO 81501 Grand Junction, CO 81501 Boulder, CO 80303 Wendy Rae Power Patricia K. Ammon Marshall & Denise L. Protheco 2067 E-3/4 Road Dale R. Yocum 1916 North 9th Street Grand Junction, CO 81503 1920 North 19th Street Grand Junction, CO 81501 Grand Junction, CO 81501 Francis M. & . Joe L. & Mary M. Rodriquez James A. & A. Washington 941 Walnut Avenue Margaret A. Lambert 1115 Chipeta Avenue 2010 North 9th Street Grand Junction, CO 81501 Grand Junction, CO 81501 Grand Junction, CO 81501 James Roy & Paul & Donna M. Riga Raymond H. & 961 Pinyon Avenue Brenda Sue Fleming Kathleen M. Peterson Grand Junction, CO 81501 936 Bader Drive 925 Bader Drive Grand Junction, CO 81501 Grand Junction, CO 81501

Norma M. Schmidt 930 Orchard Avenue Grand Junction, CO 81501 Clyde O. & Nedra Daniel 930 Pinyon Avenue Grand Junction, CO 81501 School District 51 2115 Grand Avenue Grand Junction, CO 81501

Donald L. & E. M. Spence 942 Walnut Avenue Grand Junction, CO 81501 Government Employees Corp. 7551 W. Alemeda Ave. Lakewood, CO 80226

Harry Mavrakis 518 28 Rd. Suite B100 Grand Junction, CO 81501

Erle Reid 2503 Foresight Circle Grand Junction, CO 81505

## REVILW SHEET SUMMARY

ACTIVITY -	PETITIONER - LOCATION -	PHASE - ACRES Hilltop Special Services Corporation
2	2015 North 9th ST. for	a Day Care Center
		*
<del> </del>		
PETITIONER	ADDRESS 2503 Foresig	ht Circle
ENGINEER I	Harry Mavrakis	
DATE REC.	AGENCY	COMMENTS
NOTE: WRI	ÎTTEN RESPONSE BY T MINIMUM OF 48 HOURS	HE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.
2/09/88	Building Dept.	A day care designed and used for more than six (6) children
		is classified per the Uniform Building Code as an E-3 occupancy. Assuming the building presently located at 2015
		North 9th St. was not used for E-3 purposes, changes will be
		required to comply with the new use.  A change in use permit will be required by our Department. Th
		permit will also cover any changes that are required.  Please contact me for further information. Bob Lee 244-1631
2/12/88	Elva Danautmant	
L/ 12/00	Fire Department	The following is to be met by Hilltop before any occupants can move into the proposed building:
		<ol> <li>An inspection by myself and Building Department to insure proper separations, etc.</li> </ol>
		2. An alarm system is to be installed with pull stations
		and smoke and heat detectors throughout the building. 3. Fire extinguishers installed.
		If you have any questions, please call George Bennett, 244-14
2/13/88	County Health	Floor & equipment plans must be submitted to the Mesa County
		Health Department for review and approval prior to any construction. A pre-opening inspection shall be required.
2/14/88	State Health	This property is scheduled for remedial construction under the
2/ 14/ 00	State hearth	Uranium Mill Tailings Remedial Action Program. Tailings
		deposits in and under the garage at the back of the property and deposits under and alongside the structure are to be
		removed. Remedial construction is tentatively scheduled for
		the property in the time period from mid January 1988 (sic) through February 1988 (sic).
		This remedial construction should reduce or eliminate any radiological concerns on this property. This will be
		certified by the Department of Energy upon completion of
		the remedial construction and appropriate post remedial construction radiological evaluation period. For further
		details regarding this property, please contact Mr. John
		Keck with the DOE contractor United Nuclear Corporation Geotech (UNC) at 248-6083.
2/14/88	School District	The proposed program and site do not interfere with the oper
	30,1001 21311101	tion of Tope Elementary School. Therefore, District No. 51
1		has no objections to the site.
12/15/88	City Engineer	I have no objection to employee parking in the off-alley
		parking spaces shown on the site plan. However, the pick-up and delivery of children from the alley should be disallowed
		This alley has an unimproved gravel surface and vehicular traffic must be kept to a minimum.
12/15/88	Police	No problem noted.

### REVILW SHEET SUMMARY

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#### **MEMORANDUM**

TO:

Grand Junction City Planning Department

FROM:

Hilltop Special Services Division

RE:

File Number 56-88, Written Response

BUILDING DEPARTMENT: Prior to occupancy and after Conditional Use if granted, Hillton

will apply for a Change In Use permit and comply with the

Uniform Building Code's E-3 occupancy specifications.

FIRE DEPARTMENT:

Prior to occupancy and after Conditional Use is granted. Hillton will schedule a site review by the Fire Department and Building Department to insure proper separations, etc. An alarm system will be installed with pull stations, smoke and heat detectors throughout the building. Fire extinguishers will be installed.

**COUNTY HEALTH:** 

Prior to occupancy and after the Conditional Use is granted. Hilltop will submit floor and equipment plans to the Mesa County Health Department for review and approval prior to construction. A pre-opening inspection will be completed.

STATE HEALTH:

Hilltop understands that UNC Geotech will be conducting a

Uranium Mill Tailings Remedial Action Program.

SCHOOL DISTRICT:

No Action.

CITY ENGINEER:

Pick up and delivery of children from the alley will be

disallowed.

**POLICE:** 

No Action.

PLANNING:

Five employees are involved. Hilltop does not plan to eliminate the tree and will park on either side of same. The parking area will have a dust-free surface. All signage will comply with Section 5-7-3B of the Zoning/Development Code and will not be illuminated. All parks and open space fees will be paid after

Conditional Use is granted.

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

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# development summary



•		
File # <u>56-88</u>	Name Conditional Use	Date _ 1/13/89

PROJECT LOCATION: 2015 North 9th Street

#### PROJECT DESCRIPTIONS

Conditional Use for a preschool in an RSF-8 zone.

REVIEW SUMI	MAR	(Y)	(Major Concerns)		
POLICIES COMPLIANCE	YES	№*	TECHNICAL REQUIREMENTS	SATISFIED	NOT # SATISFIED
Complies with adopted policies	x		Streets/Rights Of Way	X	
Complies with adopted criteria	x		Water/Sewer		
Meets guidelines of Comprehensive Plan	n/a		Irrigation/Drainage	x	
		,	Landscaping/Screening	_x_	
		,	Other:		

<sup>\*</sup> See explanation below

The proposal was made by Hilltop to use the existing residential structure for its Language Enrichment Preschool. The preschool would run 5 days a week, from 8 a.m. to 5 p.m., with no evening or weekend use. There would be two classes per day, with no more than 25 children at one time. Although the site seemed appropriate for the use, the increased traffic created on a quiet street was a concern.

#### STATUS & RECOMMENDATIONS:

Hilltop had notified the neighbors of their proposal and held a neighborhood meeting. They thought that they had mitigated the neighbors' concerns, but about 25 of the neighbors showed up at the Planning Commission hearing to voice their opposition. The neighbors felt that it would negatively impact their quiet neighborhood.

Planning Commission Action
1/10/89 Planning Commission denied the request, citing the increased traffic and noise impacts on the neighborhood. The petitioner has not appealed the decision. This does not require City Council action.

